

BUFFALO STORAGE ON BROADWAY

459 BROADWAY
BUFFALO, NY



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

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INVESTMENT OVERVIEW



OFFERING SUMMARY

BUFFALO STORAGE ON BROADWAY

459 BROADWAY, BUFFALO, NY

\$4,950,000

PURCHASE PRICE

\$176.71

PRICE PER RENTABLE SF

93.00%

PHYSICAL OCCUPANCY

80.83%

ECONOMIC OCCUPANCY

7.46%

YEAR 2 CAP RATE

7.70%

YEAR 3 CAP RATE

7.95%

YEAR 4 CAP RATE

8.21%

YEAR 5 CAP RATE



5.90%

CURRENT CAP RATE



7.23%

YEAR 1 CAP RATE



28,012

NET RENTABLE SF



0.71 AC

LOT SIZE



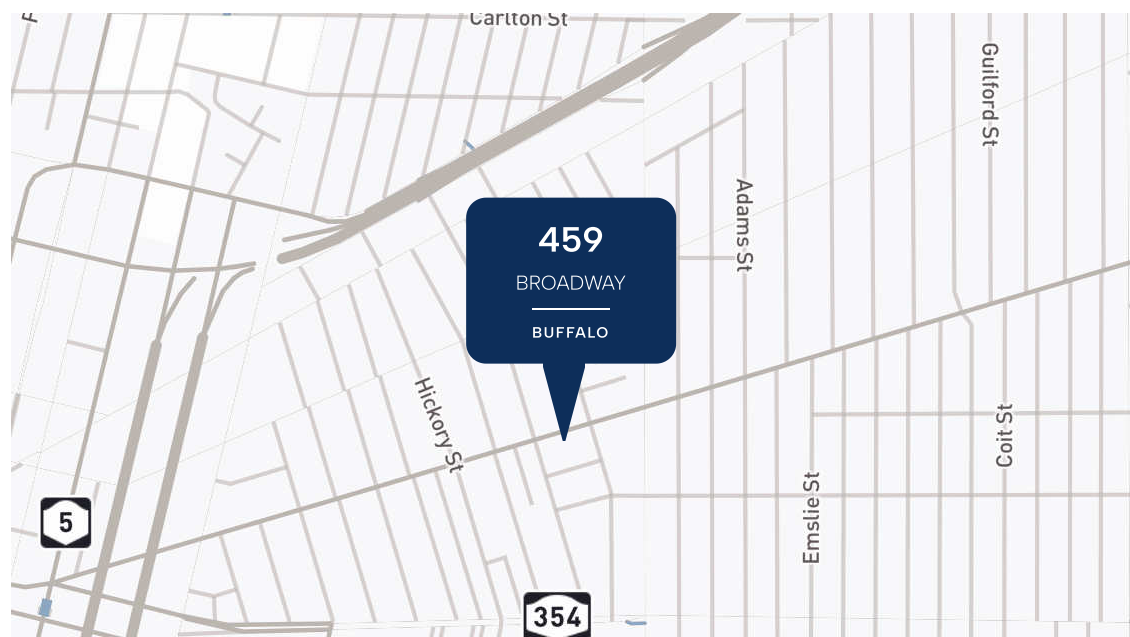
2019

CONVERTED

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present Buffalo Storage, a self-storage facility located at 459 Broadway, Buffalo, New York. The property consists of approximately 28,012 rentable square feet across 364 units, including climate-controlled units and lockers, and sits on a 0.71-acre site. The asset was converted in 2019 and opened for business in 2020, and is currently stabilized with 93.0% physical occupancy and 80.83% economic occupancy. The property presents a clear opportunity for operational and income enhancement driven by a meaningful gap between physical and economic occupancy, as well as continued rent optimization within the existing unit mix. With current in-place performance generating approximately \$291,803 of NOI, there is additional upside through improved lease-up efficiency, mark-to-market rent adjustments, and continued stabilization of underperforming space. The Buffalo submarket benefits from steady demand fundamentals for self-storage, supported by a dense local population and limited new supply in the immediate trade area.

The investment offers an attractive return profile with a 5.90% in-place cap rate, growing to a projected 7.23% in Year 1 and 8.21% by Year 5. The asset generates a projected 20.3% levered IRR and a 2.30x equity multiple over a five-year hold period, with an expected exit value of approximately \$6.5 million. Combined with steady NOI growth from \$291,803 to over \$406,000, the asset offers both durable cash flow and meaningful upside through disciplined operations and strategic execution.



INVESTMENT HIGHLIGHTS



SIGNIFICANT MANAGEMENT UPSIDE

Gap between 93% physical and 80.83% economic occupancy signals immediate opportunity to improve collections, tighten leasing strategy, and lift revenue efficiency.



VALUE-ADD LEASE-UP AND PRICING POTENTIAL

Mixed unit types (climate-controlled + lockers) provide room to push rents, optimize pricing, and continue stabilizing occupancy toward full economic performance.



ATTRACTIVE RETURN PROFILE

Underwriting supports a 20.3% levered IRR and 2.30x equity multiple, driven by a \$4.95M basis, 5.90% entry cap, and \$6.5M projected exit.



STRONG CASH FLOW GROWTH

NOI grows from roughly \$291.8K to \$406.4K over the hold period, reflecting rent growth, occupancy stabilization, and operational improvements.



URBAN INFILL | SUPPLY-CONSTRAINED STORAGE MARKET

Located in central Buffalo (459 Broadway), the asset benefits from dense demand drivers and limited nearby supply, supporting durable long-term occupancy and pricing power.



DRIVE-IN FACILITY

The facility features a covered drive-in loading area, allowing customers to access their storage units comfortably.



EXPANSION OPPORTUNITY

1000 SF can be built out. There are also 4 additional parcels included in the sale.





SATURATION STUDY

BUFFALO STORAGE ON BROADWAY | 459 Broadway, Buffalo, NY

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILES	NRSF 5-MILES
Buffalo Storage on Broadway	459 Broadway, Buffalo, NY 14204	★	Yes	28,012	-	-
MoreStorage	255 Pratt St, Buffalo, NY 14204	0.09	No	15,750	-	-
Extra Space Storage	290 Ellicott St, Buffalo, NY 14203	0.82	Yes	27,915	-	-
Self-Storage at U-Haul	665 Perry St, Buffalo, NY 14210	1.22	Yes	-	141,123	-
Storage Central- Kinek	146 Virginia St, Buffalo, NY 14201	1.51	No	-	5,271	-
City Space Self Storage	1335 Main St, Buffalo, NY 14209	1.51	Yes	-	26,100	-
Extra Space Self-Storage	294 E Ferry St, Buffalo, NY 14208	1.84	No	-	56,250	-
CubeSmart Self Storage	160 Dupont Street, Buffalo, NY 14208	1.87	Yes	-	40,091	-
Metro Self Storage Center	1575 Main St, Buffalo, NY 14209	1.89	Yes	-	93,767	-
Self-Storage at U-Haul	1400 Genesee St, Buffalo, NY 14211	1.93	Yes	-	22,436	-
U-Haul Moving & Storage	1748 Main St, Buffalo, NY 14208	2.17	Yes	-	13,064	-
Spare Room Self Storage	1545 William St, Buffalo, NY 14206	2.20	No	-	21,874	-
Goldhagen Storage Co.	185 Grant St, Buffalo, NY 14213	2.69	No	-	31,053	-
Nickel City Mini-Storage	160 Cambria St, Buffalo, NY 14206	2.87	No	-	28,141	-
Buffalo Self Storage	363 Dingens St, Buffalo, NY 14206	2.89	No	-	17,520	-
Secure Storage	31 Tonawanda St, Buffalo, NY 14207	3.50	Yes	-	-	26,550
Former Kaufman's Bakery Conversion	2381 Fillmore Ave, Buffalo, NY 14214	3.53	No	-	-	56,250
Uncle Steves Storage	2058 South Park Ave, Buffalo, NY 14220	3.61	No	-	-	1,326
Lincoln Self Storage	155 Great Arrow Ave, Buffalo, NY 14207	3.78	No	-	-	43,884
Public Storage	2733 William St, Buffalo, NY 14227	4.37	Yes	-	-	71,128
Botsford Street Self-Storage Center	142 Botsford Pl, Buffalo, NY 14216	4.43	No	-	-	4,950
Extra Space Storage / Cheektowaga	550 Cayuga Creek Rd, Cheektowaga, NY 14227	4.61	No	-	-	23,372
Colvin Storage	540 Colvin Ave, Buffalo, NY 14216	4.62	No	-	-	17,767
Self-Storage at U-Haul	565 Ludwig Ave, Cheektowaga, NY 14227	4.67	Yes	-	-	44,546
Extra Space Storage	400 Kenmore Avenue, Buffalo, NY 14223	4.88	Yes	-	-	75,376
Absolute Storage	1419 Kenmore Ave, Kenmore, NY 14217	4.88	Yes	-	-	24,764
Extra Space Storage	1348 Ridge Rd, Lackawanna, NY 14218	4.96	Yes	-	-	64,905

POPULATION 1-MILE 15,672 3-MILES 142,449 5 MILES 322,953

TOTAL EXISTING SUPPLY	71,677	568,367	1,023,185
SQ FT PER PERSON	4.57	3.99	3.17

02

FINANCIAL ANALYSIS



UNIT MIX

CLIMATE CONTROLLED (CC) GROUND FLOOR:

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 4.0	3	20	60	\$55.00	\$165	\$1,980
5.0 x 4.0	1	20	20	\$60.00	\$60	\$720
4.5 x 5.5	4	25	99	\$70.00	\$280	\$3,360
5.0 x 5.0	23	25	575	\$70.00	\$1,610	\$19,320
5.0 x 6.0	4	30	120	\$70.00	\$280	\$3,360
5.0 x 8.5	1	43	43	\$80.00	\$80	\$960
6.0 x 8.3	4	50	199	\$100.00	\$400	\$4,800
5.0 x 10.0	17	50	850	\$100.00	\$1,700	\$20,400
6.0 x 8.5	2	51	102	\$100.00	\$200	\$2,400
6.5 x 8.3	3	54	162	\$100.00	\$300	\$3,600
6.0 x 9.0	1	54	54	\$100.00	\$100	\$1,200
6.0 x 12.0	1	72	72	\$120.00	\$120	\$1,440
6.0 x 12.8	4	77	307	\$125.00	\$500	\$6,000
6.0 x 15.0	1	90	90	\$130.00	\$130	\$1,560
7.0 x 14.0	7	98	686	\$150.00	\$1,050	\$12,600
9.0 x 11.0	2	99	198	\$150.00	\$300	\$3,600
10.0 x 10.0	25	100	2,500	\$150.00	\$3,750	\$45,000
12.0 x 8.5	2	102	204	\$150.00	\$300	\$3,600
8.0 x 13.0	3	104	312	\$150.00	\$450	\$5,400
14.0 x 8.0	1	112	112	\$160.00	\$160	\$1,920
10.0 x 12.8	1	128	128	\$180.00	\$180	\$2,160

UNIT MIX

CLIMATE CONTROLLED (CC) GROUND FLOOR:

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
10.0 x 12.8	3	128	384	\$185.00	\$555	\$6,660
10.5 x 12.8	1	134	134	\$175.00	\$175	\$2,100
10.0 x 15.0	14	150	2100	\$200.00	\$2,800	\$33,600
9.0 x 17.0	1	153	153	\$200.00	\$200	\$2,400
10.0 x 19.0	1	190	190	\$220.00	\$220	\$2,640
10.0 x 19.0	1	190	190	\$265.00	\$265	\$3,180
14.0 x 14.0	1	196	196	\$275.00	\$275	\$3,300
10.0 x 20.0	7	200	1400	\$250.00	\$1,750	\$21,000
12.5 x 16.0	1	200	200	\$260.00	\$260	\$3,120
12.5 x 16.0	1	200	200	\$275.00	\$275	\$3,300
10.0 x 25.0	4	250	1,000	\$300.00	\$1,200	\$14,400
10.0 x 25.0	1	250	250	\$325.00	\$325	\$3,900
12.5 x 25.0	2	313	625	\$400.00	\$800	\$9,600
TOTAL Climate Controlled (CC) Ground Floor:	148	94	13,915	\$143.34	\$21,215	\$254,580

CLIMATE CONTROLLED (CC) UPPER FLOOR:

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 4.0	2	20	40	\$55.00	\$110	\$1,320
5.0 x 5.0	23	25	575	\$70.00	\$1,610	\$19,320
5.0 x 5.8	4	29	116	\$70.00	\$280	\$3,360
6.0 x 5.0	1	30	30	\$70.00	\$70	\$840

UNIT MIX

CLIMATE CONTROLLED (CC) UPPER FLOOR:

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
4.3 x 9.0	1	39	39	\$75.00	\$75	\$900
10.0 x 4.0	2	40	80	\$75.00	\$150	\$1,800
4.5 x 9.0	1	41	41	\$75.00	\$75	\$900
5.0 x 8.5	1	43	43	\$80.00	\$80	\$960
5.0 x 9.0	1	45	45	\$80.00	\$80	\$960
8.5 x 5.3	1	45	45	\$90.00	\$90	\$1,080
5.0 x 10.0	25	50	1,250	\$100.00	\$2,500	\$30,000
6.0 x 8.5	8	51	408	\$100.00	\$800	\$9,600
6.0 x 8.8	1	53	53	\$70.00	\$70	\$840
6.0 x 8.8	5	53	264	\$100.00	\$500	\$6,000
6.0 x 9.0	3	54	162	\$100.00	\$300	\$3,600
7.0 x 9.0	3	63	189	\$110.00	\$330	\$3,960
8.0 x 8.5	1	68	68	\$120.00	\$120	\$1,440
5.0 x 14.0	5	70	350	\$120.00	\$600	\$7,200
8.0 x 9.0	1	72	72	\$120.00	\$120	\$1,440
5.0 x 15.0	1	75	75	\$120.00	\$120	\$1,440
7.8 x 10.0	3	78	234	\$125.00	\$375	\$4,500
8.0 x 10.0	8	80	640	\$125.00	\$1,000	\$12,000
11.0 x 9.0	3	99	297	\$150.00	\$450	\$5,400
10.0 x 10.0	40	100	4000	\$150.00	\$6,000	\$72,000
8.5 x 12.0	2	102	204	\$150.00	\$300	\$3,600

UNIT MIX

CLIMATE CONTROLLED (CC) UPPER FLOOR:

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
12.0 x 8.5	2	102	204	\$150.00	\$300	\$3,600
11.5 x 9.0	2	104	207	\$150.00	\$300	\$3,600
10.0 x 11.0	1	110	110	\$150.00	\$150	\$1,800
10.0 x 14.5	1	145	145	\$200.00	\$200	\$2,400
10.0 x 15.0	11	150	1,650	\$200.00	\$2,200	\$26,400
10.0 x 16.0	1	160	160	\$220.00	\$220	\$2,640
8.5 x 22.0	1	187	187	\$200.00	\$200	\$2,400
10.0 x 19.0	1	190	190	\$250.00	\$250	\$3,000
10.0 x 19.0	1	190	190	\$265.00	\$265	\$3,180
10.0 x 20.0	3	200	600	\$250.00	\$750	\$9,000
TOTAL Climate Controlled (CC) Upper Floor:	170	76	12,962	\$123.76	\$21,040	\$252,480

LOCKERS:

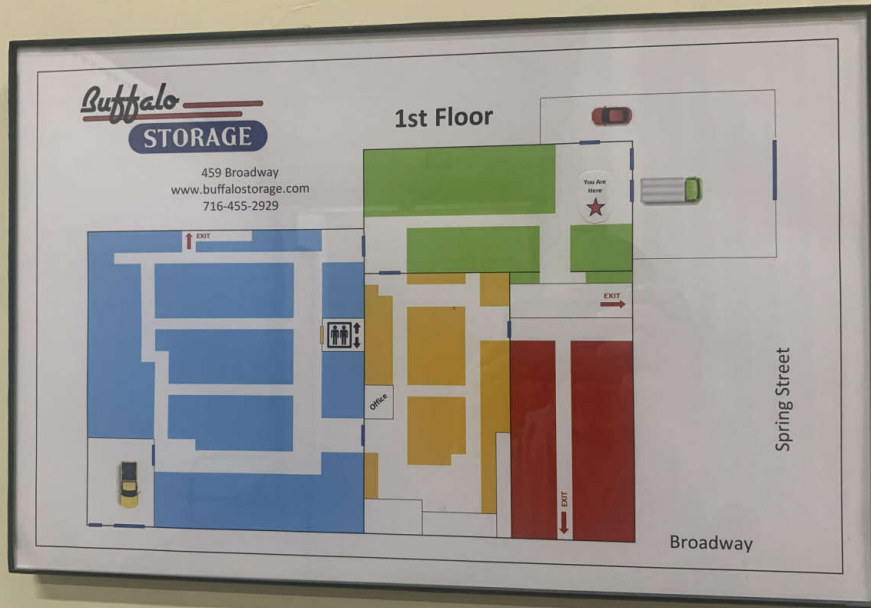
5.0 x 3.5	2	18	35	\$50.00	\$100	\$1,200
5.0 x 5.0	44	25	1,100	\$50.00	\$2,200	\$26,400
TOTAL Lockers:	46	25	1,135	\$50.00	\$2,300	\$27,600
GRAND TOTAL	364	77	28,012	\$122.40	\$44,555	\$534,660

INCOME AND EXPENSES

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent	\$534,660	\$550,700	\$567,221	\$584,237	\$601,765	\$619,817
Physical Vacancy	(37,426)	(27,535)	(28,361)	(29,212)	(30,088)	(30,991)
Economic Vacancy	(65,058)	(27,535)	(28,361)	(29,212)	(30,088)	(30,991)
Total Vacancy	(102,485)	(55,070)	(56,722)	(58,424)	(60,176)	(61,982)
Vacancy %	19.2%	10.0%	10.0%	10.0%	10.0%	10.0%
Effective Rental Income	\$432,175	\$495,630	\$510,499	\$525,814	\$541,588	\$557,836
Late, Letter, & NSF Fees	17,520	20,092	20,695	21,316	21,955	22,614
Tenant Insurance	21,362	22,927	22,927	22,927	22,927	22,927
Merchandise Sales, Net	435	444	453	462	471	480
Total Other Income	\$39,317	\$43,463	\$44,074	\$44,704	\$45,353	\$46,021
Effective Gross Income (EGI)	\$471,493	\$539,092	\$554,573	\$570,518	\$586,941	\$603,857
Property Taxes	63,905	65,183	66,487	67,816	69,173	70,556
Insurance	8,878	9,056	9,237	9,422	9,610	9,802
Utilities & Trash	22,996	23,455	23,925	24,403	24,891	25,389
Repairs & Maintenance	2,209	2,253	2,298	2,344	2,391	2,439
Salaries, Taxes, & Benefits	24,000	24,480	24,970	25,469	25,978	26,498
Management Fee	24,026	26,955	27,729	28,526	29,347	30,193
Office Supplies & Postage	13,364	13,631	13,904	14,182	14,465	14,755
Bank & Credit Card Fees	12,932	8,625	8,873	9,128	9,391	9,662
Telephone & Internet	4,380	4,468	4,557	4,648	4,741	4,836
Landscaping	3,000	3,060	3,121	3,184	3,247	3,312
Total Expenses	\$179,690	\$181,166	\$185,100	\$189,122	\$193,236	\$197,442
% of EGI	38.1%	33.6%	33.4%	33.1%	32.9%	32.7%
Net Operating Income (NOI)	\$291,803	\$357,926	\$369,473	\$381,396	\$393,705	\$406,415
Operating Margin %	61.9%	66.4%	66.6%	66.9%	67.1%	67.3%

Financial Footnotes:

1. RE Taxes are based on the current appraised value of \$3,615,000
2. Income based on May 2026 T12
3. Expenses based on May 2026 T12

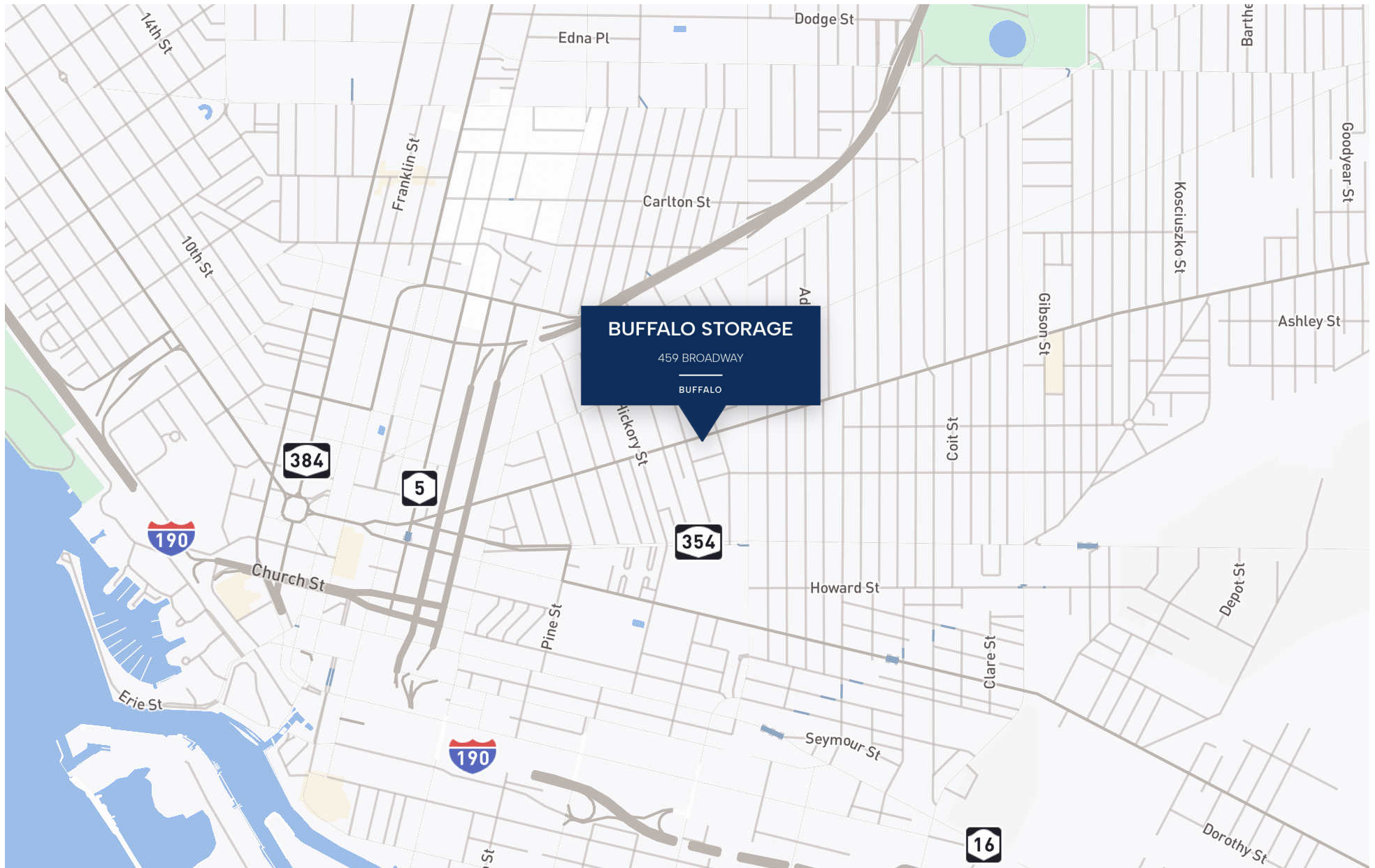


03

PROPERTY INFORMATION



LOCAL MAP



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BUFFALO STORAGE

459 BROADWAY

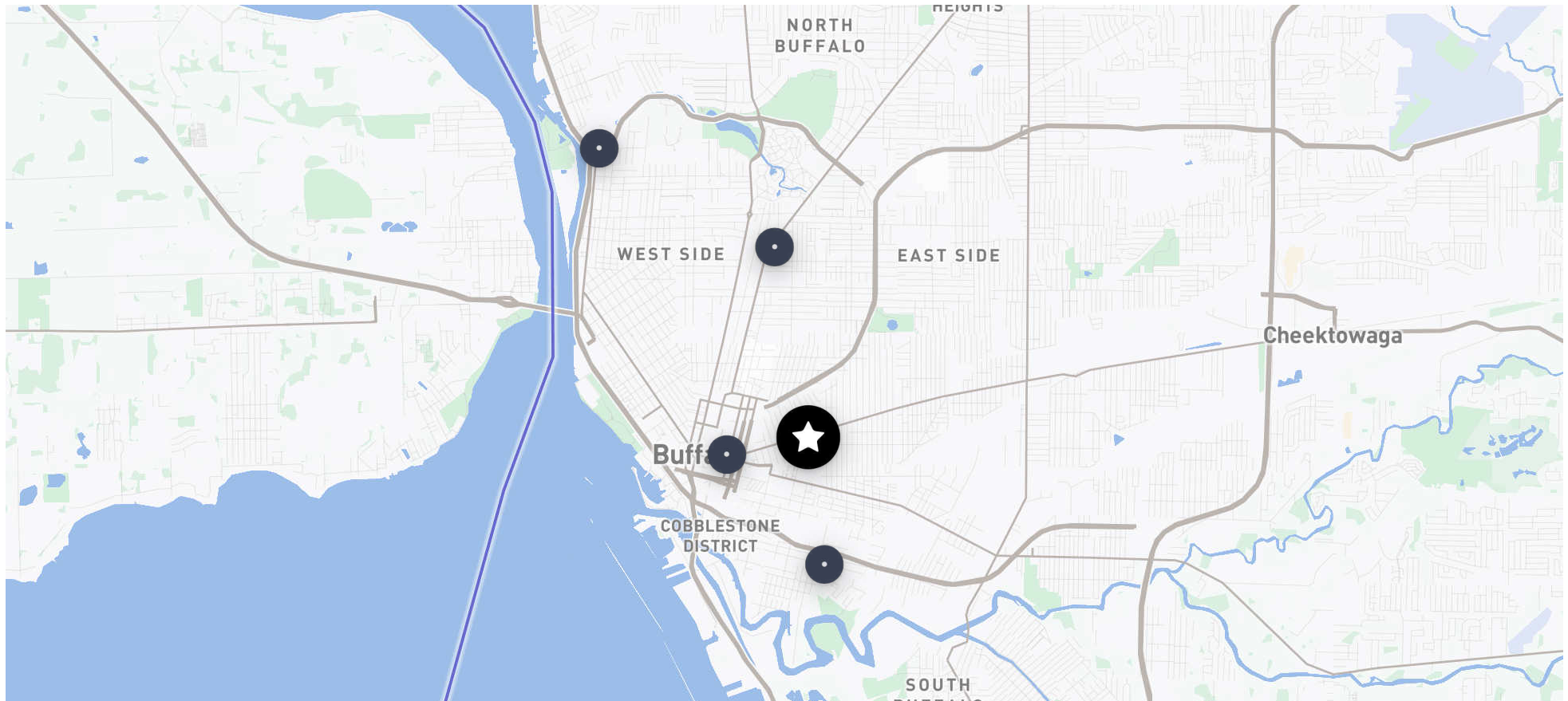
BUFFALO, NY

04

RENT COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	Buffalo Storage on Broadway	459 Broadway, Buffalo, NY 14204	\$1.52
1	Extra Space Storage	290 Ellicott St, Buffalo, NY 14203	\$1.87
2	U-Haul Moving & Storage	665 Perry St, Buffalo, NY 14210	\$1.53
3	Metro Self-Storage Center	1575 Main St, Buffalo, NY 14209	\$1.52
4	Secure Storage	31 Tonawanda St, Buffalo, NY 14207	\$2.14

RENT COMPARABLES



Buffalo Storage on Broadway

459 Broadway, Buffalo, NY 14204



Extra Space Storage

290 Ellicott St, Buffalo, NY 14203



U-Haul Moving & Storage

665 Perry St, Buffalo, NY 14210



Metro Self Storage Center

1575 Main St, Buffalo, NY 14209



Secure Storage

31 Tonawanda St, Buffalo, NY 14207

Unit Type	Rent	Rent/SF
5x10 CC	\$100	\$2.00
10x10 CC	\$150	\$1.50
10x15 CC	\$200	\$1.33
10x20 CC	\$250	\$1.25
Average:	\$152	\$1.52

Unit Type	Rent	Rent/SF
5x10 CC	\$109	\$2.18
10x10 CC	\$183	\$1.83
10x15 CC	\$261	\$1.74
11x20 CC	\$377	\$1.71
Average:	\$218	\$1.87

Unit Type	Rent	Rent/SF
5x10 CC	\$95	\$1.90
10x10 CC	\$160	\$1.60
10x15 CC	\$195	\$1.30
10x20 CC	\$265	\$1.33
Average:	\$189	\$1.53

Unit Type	Rent	Rent/SF
6x8 CC	\$95	\$1.98
8x12 CC	\$155	\$1.61
8x20 CC	\$195	\$1.22
10x20 CC	\$250	\$1.25
Average:	\$174	\$1.52

Unit Type	Rent	Rent/SF
5x10 CC	\$150	\$3.00
10x10 CC	\$220	\$2.20
10x15 CC	\$259	\$1.73
10x20 CC	\$325	\$1.63
Average:	\$239	\$2.14

05

MARKET
ANALYSIS



WELCOME TO

BUFFALO, NY



Buffalo is the second-largest city in New York State and the economic anchor of a Western New York metro of more than 1.1 million residents. Once a heavy-industry powerhouse on the Erie Canal, the region's economy has diversified across healthcare, education, finance, life sciences, and logistics, with major employers including the State of New York, Kaleida Health, M&T Bank, and SUNY Buffalo. Within five miles of 459 Broadway, the trade area is home to 322,953 residents and 140,755 households — a base that has added 28,132 households since 2020 — supporting durable, broad-based demand for self-storage.

MARKET HIGHLIGHTS



MAJOR WESTERN NEW YORK METRO

Buffalo is the second-largest city in New York State and the economic anchor of a metro of more than 1.1 million residents.



DIVERSE EMPLOYMENT & RENTER BASE

The economy is anchored by healthcare, education, finance, and logistics, with top employers including the State of New York, Kaleida Health, M&T Bank, and Wegmans.



SUBSTANTIAL POPULATION BASE

322,953 residents and 140,755 households live within five miles of 459 Broadway — a deep, stable pool of storage demand.



GROWING HOUSEHOLD FORMATION

Households within five miles have grown by 28,132 since 2020 and are projected to add 3,181 more by 2030.



ESTABLISHED INCOME PROFILE

Average household income within five miles is \$71,174, with a median of \$54,537, underpinning consistent demand for self-storage.

AMENITIES MAP



DEMOGRAPHICS

Population	1-MILE	3-MILES	5-MILES
2025 Total Population	15,672	142,449	322,953
2025 Population Density	4,761	6,324	5,878
2020-2025 Growth	-33	-16	-180
2020-2025 Average Annual Growth	-7	-3	-36
2030 Total Population	15,901	144,454	327,520
2030 Population Density	4,831	6,413	5,961
2025-2030 Projected Population Growth	229	2,005	4,567
2025-2030 Projected Average Annual Growth	46	401	913
2020 Population	15,705	142,465	323,133
2010 Total Population	14,882	132,466	305,207
2000 Population	18,918	156,855	339,465

Household Income	1-MILE	3-MILES	5-MILES
2025 Average Household Income	\$54,383	\$66,858	\$71,174
2025 Aggregate Household Income	\$400,260,636	\$4,235,801,461	\$10,018,083,292
2025 Median Household Income	\$37,377	\$48,055	\$54,537
2025 Per Capita Income	\$25,978	\$30,356	\$31,446
2030 Aggregate Household Income	\$446,582,111	\$4,783,792,314	\$11,364,610,484
2030 Average Household Income	\$59,402	\$73,915	\$78,956
2030 Median Household Income	\$39,841	\$51,790	\$58,863
2030 Per Capita Income	\$28,551	\$33,807	\$35,175

Households	1-MILE	3-MILES	5-MILES
2025 Households	7,360	63,355	140,755
2020-2025 Growth	2,870	17,173	28,132
2020-2025 Average Annual Growth	574	3,435	5,626
2030 Households	7,518	64,720	143,936
2025-2030 Growth	158	1,365	3,181
2025-2030 Average Annual Growth	32	273	636
2020 Households	4,490	46,182	112,623



322,953

2025 Total Population
5-MILE RADIUS



140,755

2025 Households
5-MILE RADIUS



\$71,174

2025 Avg HH Income
5-MILE RADIUS



\$54,537

2025 Median HH Income
5-MILE RADIUS



5,878

2025 Population Density
5-MILE RADIUS



28,132

2020-2025 HH Growth
5-MILE RADIUS

MAJOR EMPLOYERS

Buffalo's economy rests on a deep and diverse base of major employers spanning healthcare, finance, education, government, and manufacturing. Health systems Kaleida Health and Catholic Health together employ more than 15,000 across the region, and M&T Bank — headquartered in downtown Buffalo — anchors a large financial-services workforce alongside insurers such as GEICO. Public institutions including the University at Buffalo and Erie County government, together with global manufacturers like Moog and General Motors, add further depth that holds steady through economic cycles. This breadth of largely non-relocatable, institution-led employment supports consistent household formation and recurring demand for housing and self-storage — underpinning durable occupancy at 459 Broadway.

Employer Name	Industry	Employees
Kaleida Health	Healthcare System	8,194
M&T Bank	Commercial Banking	8,000
Catholic Health System	Healthcare System	7,202
Tops Friendly Markets	Supermarket Retailer	5,486
Walmart	Retailer	5,100
Moog Inc.	Aerospace & Defense	4,200
GEICO	Insurance Services	3,800
Roswell Park Cancer Institute	Cancer Care & Research	3,460
Wegmans Food Markets	Supermarket Retailer	3,450



MAJOR DEVELOPMENTS



Buffalo Niagara Medical Campus

About a mile from the property, this 120-acre downtown medical and research campus — anchored by the University at Buffalo and Roswell Park — serves more than one million patients and visitors a year and drives the region's growing healthcare and education economy.



Canalside & Outer Harbor Waterfront

More than a decade of investment has restored 21 acres at Canalside and 200 acres on the Outer Harbor, generating over \$300 million in new development and 1,000-plus events a year, with four more waterfront projects now accelerated by the State.



Ralph C. Wilson Jr. Centennial Park

Construction of a 100-plus-acre waterfront park began in 2023, funded largely by the Ralph C. Wilson Jr. Foundation, with the first phase set to open in 2026 — a generational upgrade to Buffalo's outer harbor.



Marine Drive Waterfront Redevelopment

A multi-phase public/private redevelopment of Buffalo's waterfront housing will ultimately top \$1 billion across 40-plus acres and roughly 2,000 new or redeveloped units, with the \$250 million first phase underway since fall 2025.



Eastern Hills Town Center

Uniland is transforming an aging 100-acre suburban mall into a mixed-use town center spanning office, medical, residential, retail, dining, and hospitality; the master plan secured environmental (SEQR) approval in June 2025.





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